

JOHN KOSIARA, Supervisor  
BRENDA M. JOHNSON, Clerk  
NINA M. SUTER, Treasurer



MICHAEL D. HODGES, Trustee  
MARK W. CONNELL, Trustee  
MICHAEL STOCKMAN, Trustee  
J. PAUL STOCK, Trustee

LETTER SENT BY TOWNSHIP  
TO RESIDENTS 3-23-07

March 23, 2007

You should have received a notice sent by the State Boundary Commission, requesting that you attend a Public Hearing on March 29, 2007 at Zemmer Junior High at 4:00 p.m. The purpose of this hearing is to discuss a petition for annexation of Elba Township property into the City of Lapeer, filed by 2 different owners of property located along the north side of Davison Rd, west of the Dental Center. Along with these 2 parcels of land included in the petition to the State Boundary Commission, a proposed expanded area is being considered at this public hearing. This is why many of you have been additionally noticed to attend this meeting. I urge you to attend if at all possible, even though the scheduled time will be difficult for many of you. If you can not attend but wish to make any written comments, please submit them in writing to the Elba Township Clerk's Office prior to 3:00 p.m. on Thursday, March 29, 2007.

It has also been brought to our attention that the City of Lapeer Manager has sent a letter to all of the Elba Township Residents who may be affected if this proposed expanded area is annexed to the city of Lapeer. I will not go into details in this letter but again, I urge you to attend this meeting to find out what the City of Lapeer is not telling you about this proposed annexation and what it may mean for you.

If you have any questions, please don't hesitate to contact my office, Monday thru Thursday between 9:00 am and 3:00 pm or the Elba Township Supervisor, John Kosiara, between the hours of 9:00 am and 12:00 noon, Monday thru Friday.

Again, please plan on attending this meeting if there is any way you can. For those who do not want to be considered for annexation into the City of Lapeer, bring any copies of supporting documentation you wish to submit.

Thank you,

Brenda M. Johnson/ Elba Township Clerk





March 5, 2007

LETTER SENT TO ELBA  
RESIDENTS BY CITY OF  
MANAGER

City Manager's Office  
Phone: 810.664.5231  
Fax: 810.664.2610

Dear Elba Township Property Owner:

This is a note to inform you that the City of Lapeer and Elba Township will be meeting in front of the State of Michigan Boundary Commission at the end of this month. Your property has been placed on a list of parcels that have been noticed by the Boundary Commission for the hearing. This action should be very important to you. Some of the reasons are:

1. If you have City water or sewer you are currently paying 100% of the City of Lapeer property taxes
2. If you have City water or sewer you are currently paying 150% of the cost for that service.
3. You are paying 100% of Elba Township property taxes.
4. You could save a significant amount of money if your property is transferred into the City of Lapeer.

The State of Michigan Boundary Commission has the power to transfer your property between taxing jurisdictions. The first step to do so is to place the property owners on notice of the public hearing about that action. I assume that the Boundary Commission has notified you of the hearing because it will consider squaring off the City of Lapeer city limit and in doing so switch your taxing jurisdiction. This switch would cause your property to shift from residing in Elba Township to residing in the City of Lapeer. I believe that this would be an advantage for you for many reasons:

1. You would save the 5.0823 mills of Elba Township taxes. On a house with an assessed value of \$80,000.00 that is a \$406.58 savings annually
2. You and your family would have City of Lapeer Police Protection, which includes several cars on duty each shift every day of the year
3. You and your family would have increased fire protection because your property will be within one mile of your community's fire station
4. Because the City of Lapeer fire protection rating is better than Elba Townships you will likely save money on your fire insurance/homeowners insurance policy
5. You will have additional access to the City of Lapeer Community Center at a discounted rate. Citizens of the City are offered a discount on membership
6. If you use City Water or Sewer services and live in Elba Township you are paying 50% more for that service than a city resident. Therefore, you would see an immediate reduction in your water and sewer monthly charge.
7. Your property will be more marketable due to the potential access to City water and sewer services.

576 Liberty Park • Lapeer, MI 48446  
Website: [www.ci.lapeer.mi.us](http://www.ci.lapeer.mi.us)



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There is one drawback to residing in the City of Lapeer; the City has an income tax. This means that you will be taxed on your income. That tax will be 1% of your gross income when you live in the City. If you make an income in the City and don't live in the City your tax would be ½ of a percent of your income. An example of the income tax is:

If you make \$50,000.00 per year while you work and live in the City your income tax will be \$500.00.

If you make \$50,000.00 per year in the City your income tax will be ½ of a percent of your income and your tax will be \$250.00


Additionally, I have been asked many times; if we get annexed to the City of Lapeer will we have to connect to the City water and sewer system? The answer is no. If you have a well or septic system and do not need the services you will not be forced to connect to them. However, when your system fails you will be required to connect to the utility if it is within 150 feet of your home. Again, you will not be required to connect to the City water and sewer utility if your property is moved inside the City of Lapeer.

If you have any questions please call me at 810-664-5231 and I will be happy to give you any assistance I can. If I can not answer any concern you may have I can find the appropriate department in the City to get the answer.

Please note: If you already know that you would like to be moved into the City Limits please contact our office and let us know. We will record your name and address to present to the Michigan State Boundary Commission at the public hearing.

Thank you for your time to review this letter and I look forward to talking to you soon.

Sincerely,



Dale Kerbyson, Manager  
City of Lapeer

NEGOTIATION BETWEEN  
TOWNSHIP AND CITY

12-05  
1-06

**Elba Township's Requests regarding annexation of #008-001-011-00**

- The City of Lapeer shall pay 2.0 mils to Elba Township indefinitely for annexation of 008-001-011-00. The township currently receives approximately 2.9 mils on this property.
- The city of Lapeer shall provide Elba Township Residents membership in the City Community Center on the same terms and costs available to City Residents.
- Agreement between Elba Township and City of Lapeer for sewer capacity, currently down to about 17,000 gallons from the original 25,000 gallons, be brought back up to original 25,000 gallons.

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LETTER FROM CITY TO  
TOWNSHIP WITHDRAWING  
OFFER 2-6-06

City Manager's Office  
Phone: 810.664.5231  
Fax: 810.664.2610

February 6, 2006

Elba Township Board of Trustees  
C/o Brenda Johnson, Clerk  
4717 Lippincott Road  
Lapeer, MI 48446

Dear Mrs. Johnson,

The City of Lapeer is in receipt of your letter dated January 16, 2006 in which you, on behalf of the Elba Township General Board, convey the terms of annexation of a parcel of property represented by Peter Whitman. The City of Lapeer can not, with good fiscal responsibility, entertain any of the terms listed in your letter; individually or as a combination thereof. Therefore, please be advised that the City of Lapeer rejects the terms of annexation submitted in your letter dated January 16, 2006 and withdraws its original revenue sharing offer of 1.4 mills in perpetuity presented in its letter dated January 6, 2006.

Sincerely,

Dale Kerbyson, Manager  
City of Lapeer



can bring items to the Lapeer music room Friday morning. The collection is a project for Fine Arts department students. For details, call the principal's office at 810-667-2413. — R.A.

rezone a 32-acre parcel to the west of the Lapeer Regional Medical Center from residential to office to allow future expansion of the facility.

REASON STATED FOR ANNEX. REQUEST IN LOCAL PAPER 10-20-05

LA VIEW 10/20/05

# Accord on annexation

By MIKE ARNHOLT  
LA View Managing Editor

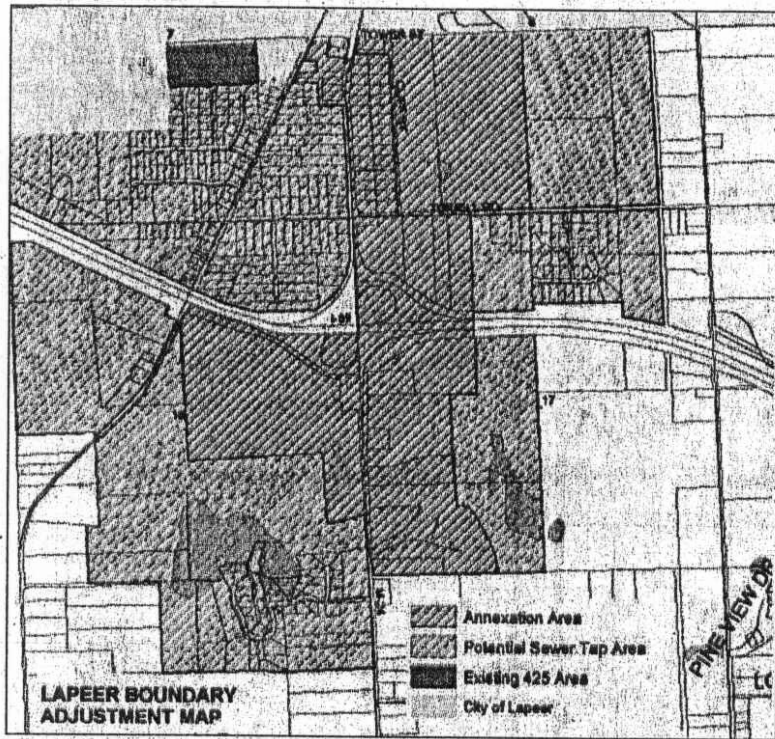
**LAPEER** — The Lapeer City Commission and Lapeer Township Board have "reached an understanding" on the proposed annexation of more than 600 acres of township land into the city.

The area to be annexed runs from the northern township boundary to the south along M-24 to include land to the south of the I-69 intersection. The agreement comes just in time for a State Boundary Commission hearing on the matter set for today.

If the boundary commission gives its initial approval, the plan will be presented at a public hearing within 45 days.

The annexation request comes from the Citizens for Greater Lapeer, a group of a dozen landowners who want the property annexed into the city to provide water and sewer service for a proposed commercial development at the M-24/I-69 intersection.

Lapeer Twp. Clerk Dawn Walker said the township board reached a "consensus" on moving ahead with the annexation at a special meeting Monday afternoon. The city commission also agreed Monday night to proceed to the boundary commission with the proposal ironed out between the city and township. A formal vote will not take place until after a public hearing, likely to come sometime in



Map shows the area of Lapeer Township to be annexed into the city

early December.

Some provisions of the annexation proposal include:

- No property will be annexed without the owner's consent.
- The city will pay 2.5 mills to the township on all annexed property.
- The city will adopt zoning requirements similar to the township in the annexed area.
- The city will provide 1,500 resi-

dential sewer and water taps for a township service area around the annexed area— 500 in each of the northeast, northwest and southwest quadrants of M-24/I-69.

- Tap-in fees for water and sewer will be 1.5 times the city tap-in rate — a price of \$6,000 at current rates.
- Lapeer Twp. residents will pay city resident rates to access the Community Center.

M  
Ch  
to

By MARY  
LA View

**ALMO** Chief Ed to continue speed stretch being re Michigan Transport. In a few months, 15 mph reduction on Tubsprings lane limit came at a steep price. The new speed limit would be 15 mph with the it and consequences.

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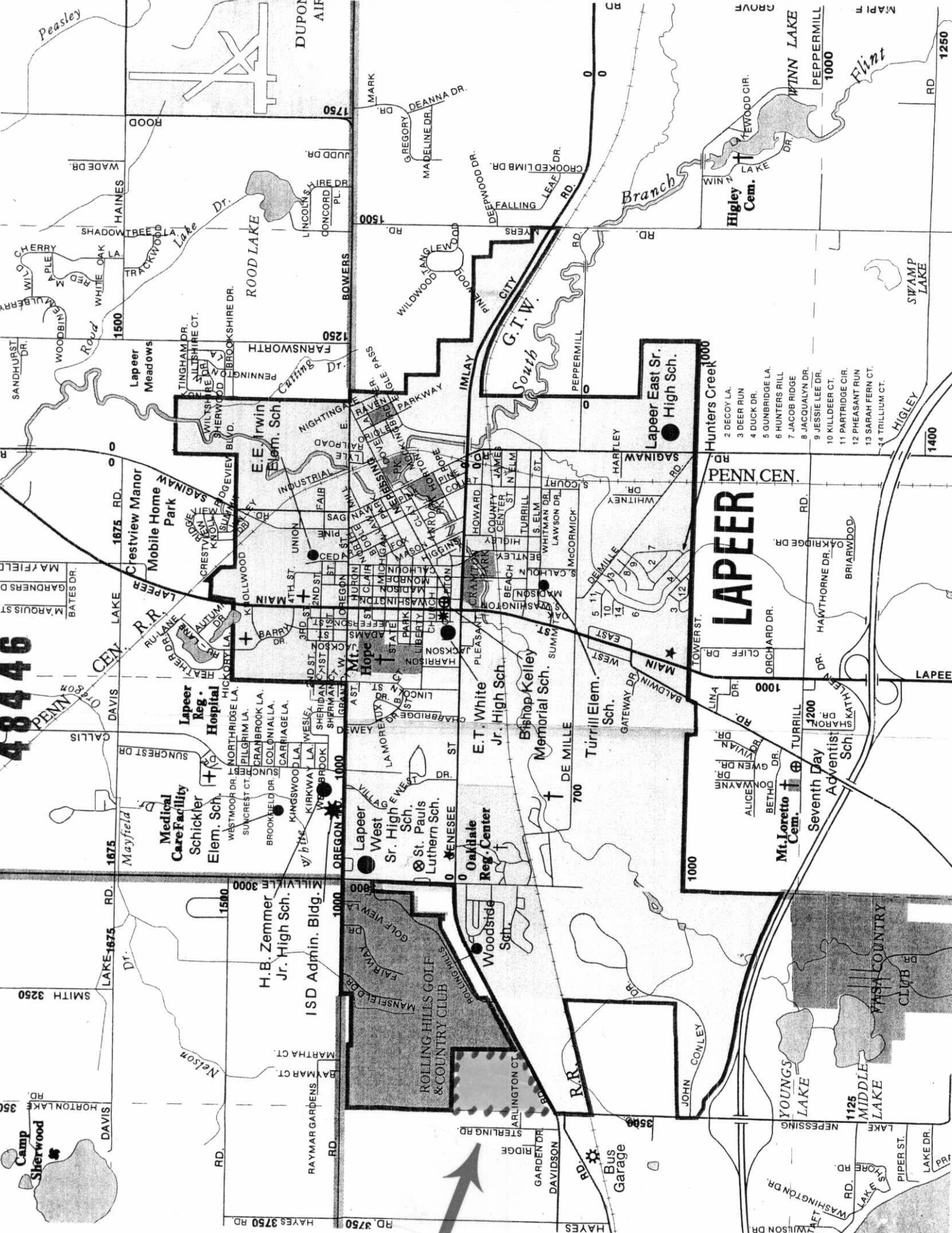
**REDUCED**

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**Gino Carlesmo**  
Realtor  
(810) 664-0430  
Century 21  
Real Estate 217  
421 S. Main  
Lapeer



48446

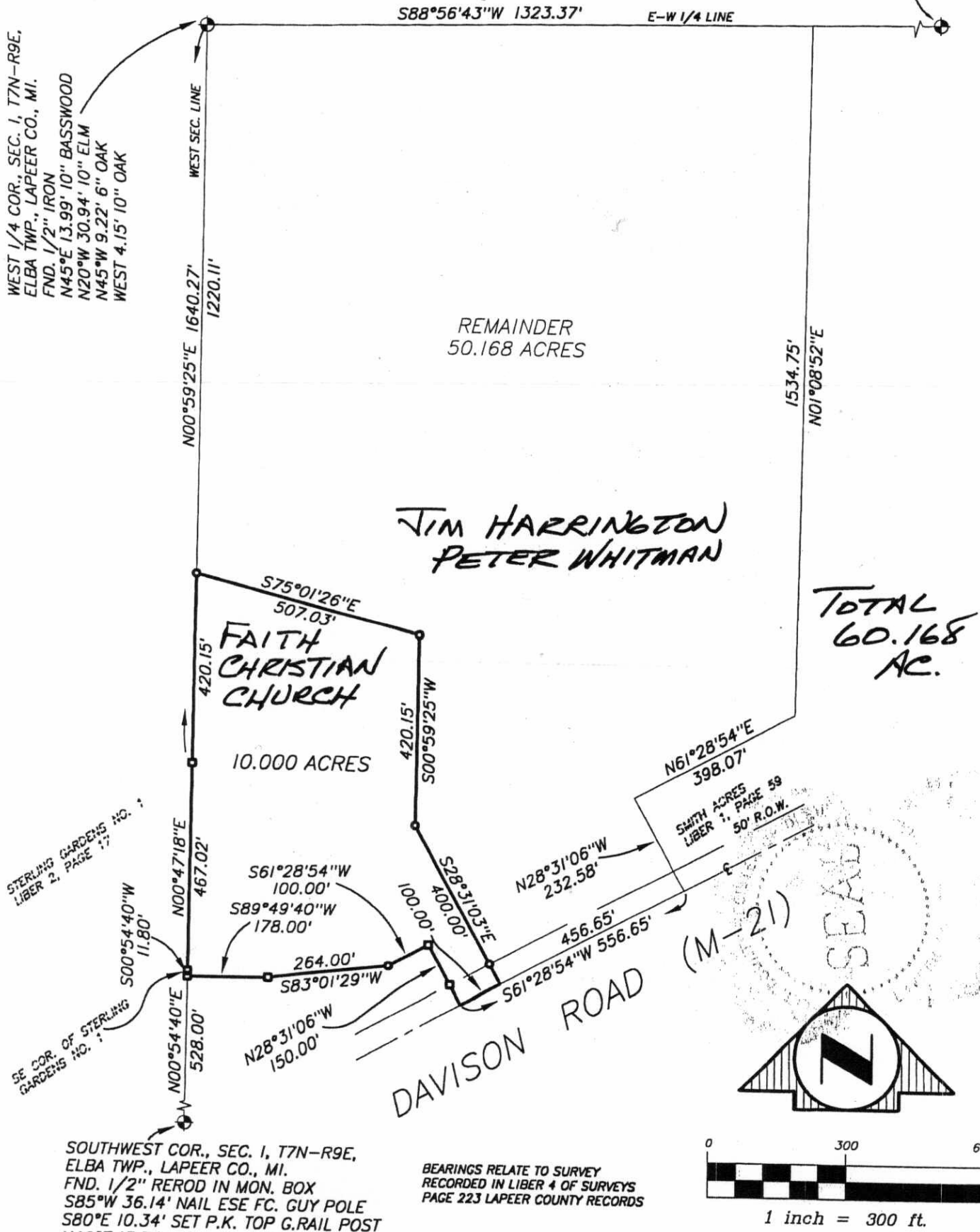


# CERTIFICATE OF SURVEY

CLIENT: PETE WHITMAN  
350 N. COURT ST. LAPEER, MI. 48446

A DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1,  
T7N-R9E, ELBA TOWNSHIP, LAPEER COUNTY, MICHIGAN

CENTER OF SEC. 1, T7N-R9E,  
ELBA TWP., LAPEER CO., MI.







200 EAST GENESEE  
LAPEER, MI 48446  
PH (810) 664-1853  
FAX (810) 664-9750

October 5, 2005

LETTER FROM MR. WHITMAN  
ASKING TWP TO DISCUSS  
ANNEXATION 10-5-05

Mr. John Kosiara  
4717 Lippincott Road  
Lapeer, Mich. 48446

-NO MENTION OF ASKING  
FOR WATER/SEWER  
HOOK-UP - WHICH COULD  
BE AVAILABLE, JUST  
ANNEXATION

Dear John:

Thank you for the time you took yesterday to discuss the various aspects of annexation. My Partner and I would like to appear before the Township Board to talk about our 50.168 acres in section 1 of Elba Township. The purpose would be to explore ideas with the Township prior to making the formal application to the Boundary Commission. I understand that the Board's next meeting is Monday October 24. I have asked Mr. Dale Kerbyson, the City of Lapeer Manager to join me at the meeting on the 24<sup>th</sup>. I look forward to hearing from you and seeing you on the Monday the 24<sup>th</sup>.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Whitman".

Peter Whitman

Cc: James Harrington  
Dale Kerbyson

# Peter Whitman & Associates

350 N. Court St.  
Lapeer, MI 48446

810-664-1853  
Fax-664-9750

*Commercial, Industrial and  
Investment Real Estate*



June 9, 1997

Mr. John Kosiara, Elba Twp. Supervisor  
4717 Lippincott Rd.  
Lapeer, Michigan 48446

Dear Mr. Kosiara:

As you know, I have been discussing with you and the Elba Township Board, the issue of Public Act # 108, and how it benefits all concerned. In particular, I have been requesting that the sixty (60) acres in Section 1 be considered for this. Enclosed is a copy of the Elba Township Plat, with the 60 acres marked on it. It is surrounded on three sides by the City of Lapeer, and the Cities sewer is across the road, making development feasible.

Last week, I had a discussion with Gary Howell, your Township Attorney, and asked him for a recommendation as to where I should be going with this request. His suggestion is to make a request of you and the Township to appoint a person or persons, to investigate with the City the best deal that could be worked out. Presently the Act (108) is described as offering a 50/50 split between the two municipalities. This split is of all property tax revenue that's generated without any ending time frame. By Gary Howell's suggestion, I assume a better deal perhaps could be negotiated. Therefore, I request that the Board appoint a negotiator or mediator, and pursue our request. It's not that we do not like the Township, it's just that we can not develop this property with out sewer.

If you have any questions, please call. Could you please send me a notice if this will be a agenda item?

Sincerely yours,

A handwritten signature in cursive script, reading 'Peter D. Whitman'.

Peter D. Whitman



LETTER FROM MR WHITMAN  
ASKING FOR ANNEXATION  
(ACT 108) TO CITY OF LAPEER  
6-9-97

NO REQUEST FOR WATER  
OR SEWER HOOK-UP,  
JUST ANNEXATION